



Thorntree Close,  
Breaston, Derbyshire  
DE72 3FH

**Guide Price £500,000**  
**Freehold**



THIS IS A REFURBISHED AND UPGRADED THREE DOUBLE BEDROM DETACHED BUNGALOW SITUATED ON A CORNER PLOT IN THIS SOUGHT AFTER VILLAGE LOCATION.

Robert Ellis are pleased to be instructed to market this three double bedroom extended bungalow which provides recently updated accommodation with the benefit of NO UPWARD CHAIN and therefore ready to move into without having to carry out any work whatsoever. The property is tastefully finished throughout and for the size and layout of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this beautiful property for themselves. The property is situated on the edge of Breaston village and is within easy reach of the amenities and facilities provided by the centre of the village which includes a variety of local shops, there are three local pubs and other facilities, whilst those in Long Eaton are only a short drive away and there are also excellent transport links which have helped to make this a very popular and convenient place to live.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of having gas central heating, with a new boiler, and double glazing throughout. Being entered through the stylish composite entrance door at the side, the accommodation includes a reception hallway with Karndean style flooring and doors leading to the open plan living/dining kitchen with the kitchen area being exclusively fitted with Shaker style units and wooden work surfaces and from the kitchen there are double opening French doors leading out to the private rear garden. There are the three double bedrooms, and one of these could be a separate dining room if preferred by a new owner, the master bedroom has a newly fitted en-suite shower room/w.c. and there is the main bathroom, which again has a newly fitted white three piece suite. Outside there is a lawned garden and a driveway at the front with the gardens extending down the right hand side of the bungalow, there is a path leading to the front door and a gate taking you to the rear garden which is south facing and has a large Indian sandstone patio that extends to the brick detached garage and there is a driveway at the front of the garage which has a recently fitted roller shutter door that provides access to storage space and there is a door at the side which leads into the utility/storage area and an office or additional bedroom, but could easily be changed back into a garage if preferred by a new owner.

Breaston village has a number of local shops including a Co-op convenience store, there are various coffee eateries, three local pubs and a bistro restaurant, Long Eaton is only a short drive away where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Porch

Open porch with a stylish composite front door having an inset etched glazed panel and a matching double glazed side panel leading to:

### Reception Hall

The reception hall has panelling to the lower parts of the walls, a radiator, Karndean style flooring, cornice to the wall and ceiling, hatch to the loft, recessed lighting to the ceiling, a built-in cupboard housing the boiler and providing cloaks having and oak panelled doors leading to:

### Open Plan Living/Dining Kitchen

The bungalow has been extended to the rear to increase the size of the open plan living space which now includes a lounge/sitting area and an exclusively fitted kitchen.

### Lounge/Sitting Area

15'2 x 11'6 approx (4.62m x 3.51m approx)

The lounge has a feature gas log stove set on a plinth with a flue extending into the chimney, cornice to the wall and ceiling, recessed lighting to the ceiling, radiator and carpeted flooring.

### Dining Kitchen

11'10 x 11'5 approx (3.61m x 3.48m approx)

The exclusively fitted and equipped dining kitchen has a feature vaulted ceiling with two Velux windows and has new sage green Shaker style units and wooden work surfaces and includes a Belfast sink with a pre-wash mixer tap set in a wooden work surface with cupboards, an integrated dishwasher and space for an automatic washing machine below, two full height shelved pantry storage cupboards, four ring AEG induction hob set in a wooden work surface with cupboards and drawers below, oven and combination microwave oven with a drawer below and cupboard above, an integrated upright fridge and freezer, central wooden top island with seating to one side and shelving below, matching eye level wall cupboards with ambient lighting above and below, full height double glazed window to the side, feature vertical radiator, tiling to the walls by the work surface areas, hood and back plate to the cooking area, Karndean style flooring, double opening, double glazed French doors with matching side panels leading out to the private rear garden and there are two drop lights over the central island.

### Bedroom 1

11'7 x 11'5 approx (3.53m x 3.48m approx)

Double glazed window to the front, feature panelling to one wall by the bed head position, radiator, and an oak panelled door leading to the shower room and carpeted flooring.

### En-Suite

The newly fitted en-suite shower room has a walk-in shower with a mains flow shower system including a rainwater shower head and hand held shower, tiling to three walls and folding glazed door, pedestal wash hand basin with a mixer tap and a mirror to the wall above and a low flush w.c., half tiled walls, chrome ladder towel radiator, Karndean style flooring, extractor fan, skylight window and recessed lighting to the ceiling.

### Bedroom 2

11' to 8'5 x 9'8 approx (3.35m to 2.57m x 2.95m approx)

Double glazed windows to the front and side, radiator and carpeted flooring.

### Bedroom 3

11' x 9'7 approx (3.35m x 2.92m approx)

Double glazed, double opening French doors leading out to the rear garden with a double glazed window to the side, radiator and carpeted flooring. This room could also be used as a separate dining room if required.

### Bathroom

The main bathroom is newly fitted and half tiled with a panelled bath having a central mixer tap, pedestal wash hand basin with a mixer tap and a low flush w.c., chrome ladder towel radiator, opaque double glazed window, recessed lighting to the ceiling, extractor fan and Karndean style flooring.

### Outside

At the front of the property there is a lawned garden with laurel hedging to the front and side boundaries and there are double wooden gates leading onto a pebbled driveway with there being a charging point for an EV at the side of the bungalow. The gardens extend down the right hand side of the property where a path leads to the main entrance door at the side and there is a gate leading to the rear garden.

The rear garden is south facing and has been landscaped to provide several areas to sit and enjoy outside living and also to keep maintenance to a minimum. There is an Indian sandstone patio connecting the bungalow to the garage and also provides a base for the shed behind the garage with there being gravel to the edges of the patio. The gravel path leads down the left hand side of the bungalow, there is outside lighting to either side of the French doors that lead out from the kitchen and a lawn with a fence and gate providing access to the side of the bungalow. There is a further pebbled area, a brick wall to the side and rear boundaries, an outside water supply is provided at the side of the bungalow and there is also outside lighting by the main entrance door.

### Garage

The garage is positioned at the rear of the bungalow and is brick built with a pitch tiled roof and a recently installed roller shutter door to the front and a personal door to the side. The garage has been altered to create a utility area and an office/bedroom. In the utility area there is space for a tumble dryer and an additional fridge/freezer, half opaque door leading outside, a door into the office/bedroom and power and lighting is provided.

### Office/Bedroom

8'4 x 7'6 approx (2.54m x 2.29m approx)

Having a double glazed window to the side, power and lighting.

### Garage/Storage

At the front of the existing garage where the roller shutter door leads to a storage area for garden equipment and furniture etc. and there is a driveway in front of the garage providing off road parking.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn right onto Petersham Road. Turn left on the bend into Longmoor Lane, proceed for a short distance and turn left into Thomtree Close.

9028MP

### Council Tax

Erewash Borough Council Band D

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 6mbps Superfast 80mbps Ultrafast 1000mbps

Phone Signal – 02, EE, Vodafone, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			83
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.